

SANTA ANITA BUSINESS PARK



FOR LEASE INDUSTRIAL PROPERTY

4923 - 4961 SANTA ANITA AVE.

TEMPLE CITY | CA

FOR MORE INFORMATION,
PLEASE CONTACT:

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DAUM
COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS



8 BUILDINGS



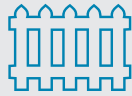
MULTI-TENANT
INDUSTRIAL
BUSINESS PARK



EXCELLENT LOCATION
NORTH OF AIRPORT



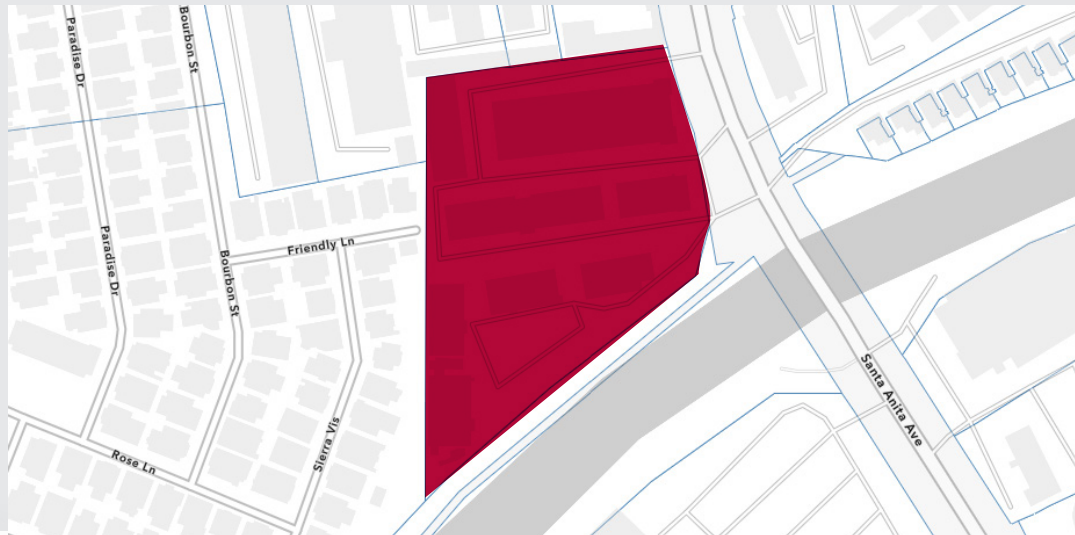
\$1.55 PSF - \$1.80 SF
GROSS



SECURITY GATES
AND CAMERAS



AMPLE
PARKING



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ABOUT PROPERTY

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SPACES AVAILABLE	SF	STATUS	PRICE
4961 A	± 4,192 SF	AVAILABLE NOW	\$1.70 PSF Gross
4961 H	±1,548 SF	AVAILABLE NOW	\$1.70 PSF Gross
4961 J	±1,810 SF	AVAILABLE NOW	\$1.70 PSF Gross
4961 K	±1,836 SF	AVAILABLE NOW	\$1.70 PSF Gross

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SITE PLAN



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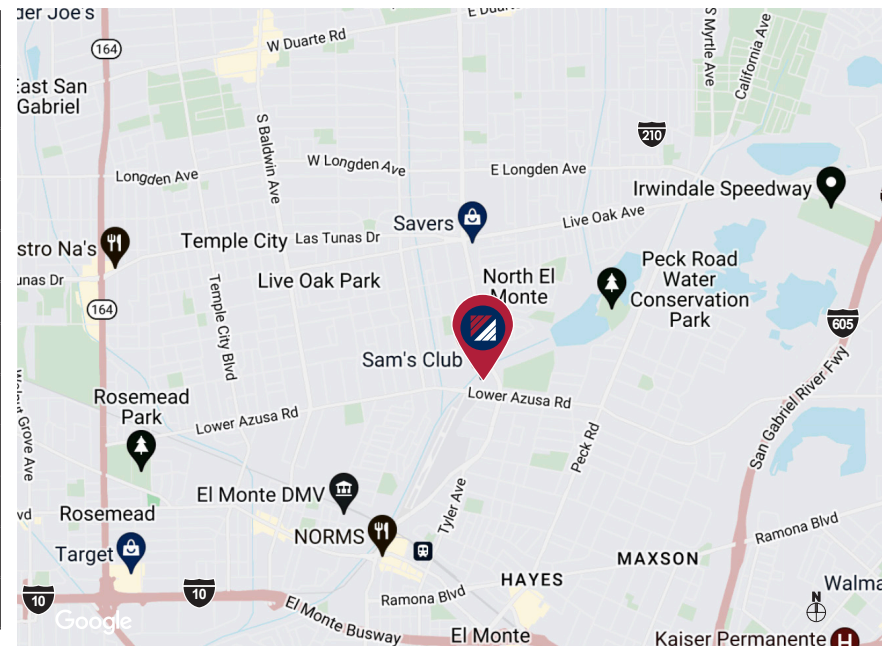
PHOTOS

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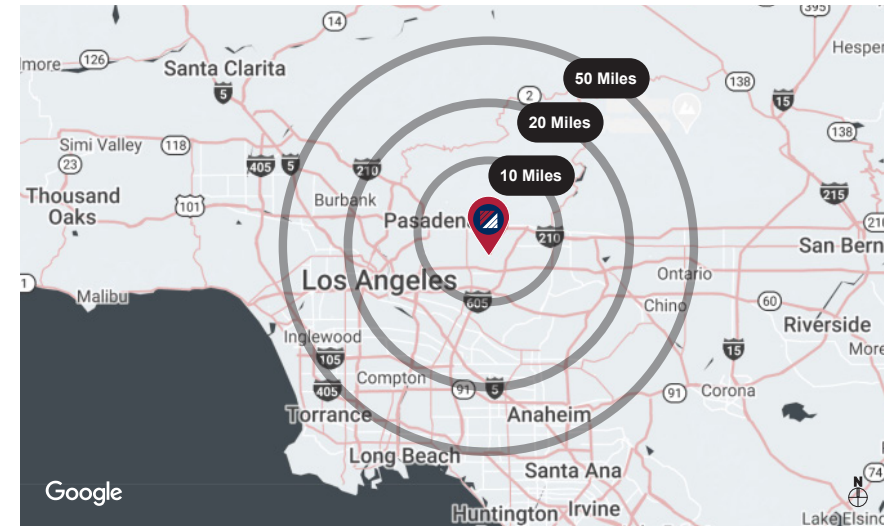
TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
Santa Anita Ave	W Hondo Pkwy NW	32,960	2025	0.08 mi
Santa Anita Ave	Grand Ave S	22,449	2025	0.16 mi
W Hondo Pkwy	Florinda Ave SW	7,264	2025	0.20 mi
Lower Azusa Rd	Riverview Ave E	29,376	2025	0.24 mi
Santa Anita Ave	Kings Row N	23,932	2025	0.27 mi
Tyler Ave	W Hondo Pkwy S	6,817	2025	0.27 mi
Lower Azusa Rd	Santa Anita Ave E	19,288	2025	0.27 mi
Grand Ave	Mc Clintock Ave E	3,351	2025	0.31 mi
Lower Azusa Rd	Santa Anita Ave W	23,165	2025	0.32 mi
Lower Azusa Rd	Persimmon Ave W	30,860	2025	0.33 mi



DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
2020 Population	99,434	551,258	1,737,506
2024 Population	93,659	521,367	1,637,101
2029 Population Projection	90,255	502,861	1,577,732
2024 Households	27,637	154,225	514,620
2029 Household Projection	26,550	148,432	495,034
Total Specified Consumer Spending (\$)	\$1B	\$5.8B	\$19.1B
Avg Household Income	\$99,872	\$103,016	\$106,953
Median Household Income	\$76,021	\$78,480	\$82,754



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